G R S 58]

Previous references

Rel File No. 912—14

1915.

Serial Nos 1—4 & 13

(Municipal)

Later references

Rel 111—15 & 15, 18, 21, 31—33 B NW 1916

Rel 87—17(24, 25) B 7&8—18

" 117 12 & 13 1—4 & 13

Mu 143—36 (1, 4, 7, 8, 9)

(Present)

GENERAL AND REVENUE SECRETARIAT

Serial Nos 1—4 & 13

Part B for September 1915—

SUBJECT

Proposals for the improvement of the Bangalore City —

G.O No. 1297—347 R - 13.D. 15—

Approves with certain modifications the recommendations of the Bangalore City Improvement Committee for the improvement of the City.

GPB—10,000—28-8-15

Rel Papers 7&8/15

— 2 —

G. R. S. 11] 1914

GENERAL AND REVENUE SECRETARIAT

(Mysore)

NOTES

File No 112-14

FILE HEADING

Scheme for the Improvement of the Bangalore City.

From

The Chairman Bangalore City Impt Committee

No 10/C 9 Dated 15-7-14 Received 25-7-14

Diary No 886	Enclos	Spare Copies	Serial No 1

BRIEF ABSTRACT OF LETTER

Forwards, with refce to G.O No 6340-9/ml 330-12-8 dt- 20 12 13, a detailed report of the work done by the Improvement Committee since their formation from the 9th January 1914 and submitting for sanction Estimates & Plans for the several improvements to be undertaken during the 1st 3 years at an aggregate cost of Rs 14, 23, 681/- and also a list of works to be carried out during the next ten years ——

NOTES AND ORDERS

P T O

NOTES—Fair Sheet.

GPB—20,000—6 6 14

neral and Revenue Secretariat. File No. 112 of 1914.

Serial No

Chairman of the Bangalore City Improvements
No 19 C 9 of 31/15-1874
(D 1529) Submits a copy of resolution of the Mysore Council passed on the 25th July 1914 to the effect that the council resolved to contribute 3 lakhs of rupees towards the total expenditure involved in the 3 year programme

The file relating to the special improvements of the City of Bangalore is being submitted to the Dewan by Mr Rangaya of the W D & if approved this paper under disposal may also be forwarded to that officer

Submitted for orders

T 1561
20/8/14 Forwarded to Hon'ble G. Rangaya
B.C. for including this reference in
21/8 the file relating to Bangalore City Improvements.

Assistant
20/8/14
Dr of S.

GRS 11] 1914

GENERAL AND REVENUE SECRETARIAT

(Secl.)

NOTES

File No 112

FILE HEADING

Scheme of special improvements to the Bangalore city

From

The President Mil Cl Bangalore city

No 38 Dated 31/8. 14 Received 20 8. 14

Diary No 1530 | Enclos 2 Spare Copies | Serial No 3

BRIEF ABSTRACT OF LETTER

Submits for information copies of correspondence relating to the improvements of the Bangalore city & showing that the Mil Comm have agreed to contribute 3 lakhs of rupees towards the total expenditure involved in the 5 year programme

NOTES AND ORDERS

2 Under the special orders of the Govt the file is being submitted to them by Mr. Rangaya of the W D.

3 The amount involved in the 5 year programme is Rs 28,41,833, and as a large

GPE—85 000—15 6-12

B-30

4

K.B. 121

General and Revenue Secretariat

Ind File No. 12 of 1914.

Serial No

sum is expected to be realised from the sale of orders, the net cost of the scheme is estimated at Rs 14,23,681/ the Ind Council promise Rs 3 lakhs & so the remaining amount may have to be met from the General Revenues

4 As at present no action is necessary, this may be filed after perusal by the ~~Deputy Secretary~~ Dewan – Subd for orders

Rs 61
20/8/14
~~Bx 99 Sec 4~~
21/8

Dm
21/8

5 Some early orders are necessary on the proposals, as the Committee cannot go on with further development of the plans until they know which of them proposals are approved by Govt

Dewan

1058
25/8/14

24/8/14 Dm

6

Note—Contn. sheet

GPB—10,000—18-6 14

1873 5

G R S. 11] 1914-1915

GENERAL AND REVENUE SECRETARIAT

(Dumb.)

NOTES

File No. 112-14

FILE HEADING

Scheme for the improvement of the Bangalore City

From

The President, Bangalore City Dumb. Council & City Improvement Committee

No 38/C 9 Dated 28 8 1914 Received 5 9 1914

Diary No 1873	Enclos 1	Spare Copies —	Serial No 4

BRIEF ABSTRACT OF LETTER

Submits for the information and orders of Govt a copy of Resolution of the City Impt. Committee requesting that the scheme for Continuing the Ketchelly Chatram road through the Dharmambudi tank bed be taken up by Govt and the tramway from the Yelahanka gate to the City Rly Station taken along this new road

NOTES AND ORDERS

The entire file relative to the programme of works for the improvement of the Bangalore City was transferred to the P W Secrt. on the 31st July 1914 If approved, this letter also may be similarly transferred for despatch

Agreed 1/9 Sec'y

Ans 8/9

NOTES—First Sheet

GPS—80,000—R-6-11

[12]
General and Revenue Secretariat

2l File No. 112 of 1914

Serial No.	
	2 The letter will be transferred to the P W D Deptt for further action after perusal Dewan 7/9/14
1510 10-9-14	

Jo no 1 9
5-3-15

[redacted] No. C 577
8 5 15

REPLY

(To be written on this margin)

Office of the Dewan of Mysore. (1)

NOTE

Dated 4th May 1915

Draft Order regarding the Bangalore City Improvements

****

The Financial Secretary may be requested to favour Government with his opinion in a day or two After rapid circulation to the Members of Council, the file may be brought up at the meeting of Council on the 8th instant

4 5 15 AG

The Secretary to Govt
Genl & Rev Deptts

Forwarded to the Financial Secy for favour of opinion It can be conveyed for circulation if the file can be returned Direct by the messenger
5/5

Please see note hereunto
7/5
Direct yet
7/5

1743
Rec'd at
5 PM on 7/5
Direct

First & Second Members)

Rec'd at 9.30 a.m. in the Secretariat 8/5/15

8/5/15

The gross cost of the City Improvement proposals is about 28 lakhs and the net outlay is expected to be about 14 lakhs Besides this, there is 10 lakhs for drainage. The gross outlay contemplated is, therefore, 38 lakhs, the net amount being 24 lakhs

Out of this net amount, the amount proposed to be given out of State Funds is worked out below.-

2/3 X 14 = 9 1/3
½ X 10 = 5
Total 14 1/3 lakhs

If the expectation of the City Improvement Committee to get 14 lakhs out of the 28 lakhs of gross expenditure by sale of sites etc , is not realised, then the Government contribution of 14 1/3 lakhs will have to be materially raised

The whole of the proposed expenditure of 14 1/3 lakhs is of an unproductive character, using the term in the ordinary financial sense In the financial situation of the State as explained in my " Ways and Means Notes" dated the 16th December 1914 and 20th March 1915 and in the note regarding pioneering industries on a large scale, this amount can be found only by trenching on our reserves beyond safe limits or by borrowing As there are financial objections to either course at the present time, I am afraid the issue of the order in question will have to be postponed for some time It may be reconsidered when the financial situation regains its normal condition and we can see our way more clearly ahead

J Chakravarth

7th May, 1915

G.P.P.—1,000—10-7-15

Extract from the Proceedings of the 351st. ..... Meeting of the Council of His Highness the Maharaja, held at Bangalore on the 8th May. 1915.

12. SUBJECT.- (Clause 111 of the schedule)

Draft Govt. Order about the Bangalore City Improvements.

OPINION OF THE COUNCIL.

Further details may be called for in regard to the Avenue Road Scheme. The draft order may be approved in other respects.

(Sd.) M.VISVESVARAYA,

Dewan of Mysore.

E X T R A C T "

D. M. Narasimha. 9/5

Offg. Secretary to Govt.

866

(4 10

R. S 12]

General and Revenue Secretariat | File No. | of 191

Serial No.

Extract from the Proceedings of the Council is put up.

Forwarded with compliments to the Deputy Secretary, for necessary further action.

Drew
9/5

Print as amended draft, a d S n

Draft to sub 2

Hon 10/5

B 10/5

Encd with a draft Secy note, and a draft order slightly added to (in accordance with the Council Resn)

8/5 Le 7/5

Hon Sec to Govt

Also a permit for orders, if the file should be sent to the Finl Secy again

Hon 29/5.

(Finl Secy)

With D-S N a suitably amended draft

Drew

B 2(57)

7670 22.5.15

NOTE—Contn sheet.

GPB—25 000—27-3 15

Submitted to His Highness

The Bangalore City Improvement Committee as reconstituted by Government in December 1913 have submitted their final proposals for the improvement of the City.

2 The improvements proposed have been classified under 2 heads, viz , works to be undertaken during the next three years and those within the next ten years, according to their urgency and importance and two programmes have also been submitted accordingly The former is estimated to cost Rs 28,41,833 or Rs 14,23,681 net after deducting receipts from sale of improved plots, etc

3 The Committee have not included the drainage scheme of the old City in their programmes under the impression that it is receiving separate consideration at the hands of the Government The Sanitary Engineer has prepared rough outlines of a scheme for this purpose estimated to cost ten lakhs This is also an emergent work and may be included in the three years' programme Excluding the items noted in the margin* which fall under ordinary works to be carried out from the funds of the Municipality, the cost of the three years' programme inclusive of the drainage scheme is Rs 24,07,381 The proposals have been well drawn up and seem generally suitable.

	Rs
6 Setting back the Fort Buttress	4,500
8 Acquisition of Mango tope of Mr Surappa	7,100
9 Acquisition of Mr K H Ramayya's land, etc , near Seshadripuram	4,700

4. The Municipal Council offer to contribute three lakhs, i.e., a little less than one-eighth of the entire outlay The Financial Secretary is of opinion that in the present state of our resources it would be unsafe to provide funds for costly schemes which would necessitate borrowing and that the proposals may be held in abeyance till the financial situation regains its normal condition

Page 2 of Office note

5 Having regard to the great expansion of the Bangalore City during the last ten years and its importance as a trade centre, further improvements of the City cannot be put off and most of these works have to be carried out sooner or later with a State subvention We have already sanctioned a grant of Rupees three lakhs a year towards the improvement of the Mysore City and a suitable grant for a limited period of 5 years for the Bangalore City is necessary to complete certain improvements required under any proper scheme of town-planning

6 The Municipal Council should be prepared to undertake more financial responsibility to provide funds for the scheme and it is therefore considered necessary to limit the Government contribution to two-thirds of the cost of the improvement schemes and one-half of that of the drainage scheme, i e , an amount of 15 lakhs in the aggregate, in case the City Municipal Council finds the balance

Page 2 of 5 of records

7 The question was considered in Council who are of opinion that the drainage scheme and works included in the three years' programme (with the exception of the widening of the Avenue Road on which further information is required) may be sanctioned, and the accompanying draft which is in accordance with the opinion of the

Ceuncil may be graciously approved.

SPDL

25/5/15

H. Manjunadayya

Record of Cases submitted for the Orders of His Highness the Maharaja

Subject.

No 5934
D/ 25-5-15.

Scheme for the improvement of the Bangalore City

161

Order

KRMP
7/8/15

Secretary
8 8 15 KG
7/8
10/8
10/8/15

Serial No 13

Mil o 290 of 15-16

G.O No PC 1297-34 & 12/8/15- approving generally of the proposal of the Bangalore City Drift Committee for the improvement by the City and granting certain State contributions towards the execution improvements, under certain conditions

Vide page 2 of note

The opinion of the Federal was not in favor of the above proposals sanctioned in the above order. The source from which the State contribution is now Shown Specified in the order Draft of four endorsements- noted

310

12/8/15 (Illegible)

18-8-15

After a full study of the present financial situation, I have tried to show in paras 10 and 12 (d) of the Triennial forecast note submitted to Dewan Saheb today that in the present circumstances funds are not forthcoming for the Bangalore City

—Contn sheet

GPS—80 000—30-6-15

290

G R. S 12]

General and Revenue Secretariat | Vol File No 12 of 1914

Serial No

Improvement Scheme - As the order has been communicated by the Administrative Branch to the other parties concerned, the Copy to the Comptr will also be communicated by the Financial Deptt - But I respectfully suggest that a Supplementary order be issued at an early date to the effect that the scheme in question may be held in abeyance until the question of financing has been fully considered & satisfactorily settled by Govt -

Dewan)

3c/8 comm cal apps b compr by 105

Communicated 1/9/15

Naidu
Send this time as office comm

1153
2 9 15

There is no reason why the project should be hung up at such a premature stage There is a good deal of spade work to be done in preparing the necessary schemes and we are not committed to any expenditure at once If a complete and detailed scheme comes up to Government, the matter may be considered, and if funds are not available then the Municipal Council may b requested to postpone the works to a later date

Our obligation is at present of a general character and if Government do not take eve this

Note—Contn. sheet

GPB—£5 000—2 11 11

G H b 12]

29/9

General and Revenue Secretariat

ML File No. 12 of 1914.

Serial No

this much responsibility, the question of improve
ments will never make any headway.

9 9 15 Rb

H Secy)

Asst 1079

The Comptroller sees (A/c Budget) and the Fin. Branch (A/s Fin) note carefully Diwan Saheb's order above. The order of 13 8 1915 is a general order about the retention of Govt in case funds are forthcoming, and should not be taken as an order directing the provision of 3 lakhs a year in the budget for the next five years

15/9

Noted 17-9 15 - Budget draft & Suppl II are for the by 17/9

BV IV

Noted Hon Rbn 19.9.15

Mr

Subd These papers are to be filed after perusal by the Asst Secy and the Revenue Secy

20/9 Rewdly

Asst 20/9

Seen. Please see that the papers are properly arranged.

Govt 22/9/15

NOTE—Contn. sheet.

GPB—60,000—7 11 18

D 866

No. 10

OFFICE OF THE PRESIDENT, MUNICIPAL COUNCIL,

Bangalore City, dated 15th. July 1914

Encls 30 { 16 Cost. 1 / 7 Map. 1 / 9 Plans 4 }

Rd 112-14

821

From

DEWAN BAHADUR RAJA SABHA BHUSHANA
K P PUTTANNA CHETTY ESQUIRE,
Chairman, City Improvement Committee,
Bangalore

To

The Secretary to the Government of
His Highness the Maharaja of Mysore,
General and Revenue Departments,
B a n g a l o r e

SIR,

Adverting to Government Proceedings No. 6340-9/M1 330-12-3, dated 20th December 1913, reconstituting the Bangalore City Improvement Committee and asking them to formulate detailed proposals for the Improvement of the City, I have the honor to report that the Committee met for the 1st time on 7th January 1914 and regularly afterwards on the 1st and 3rd Wednesdays of every month, holding in all 14 meetings.

C o n s t i t u t i o n.

2. The Committee as reconstituted was composed of the following gentlemen -

1 Dewan Bahadur Rajasabha Bhushana
K.P. Puttanna Chetty,
Chairman, City Improvement
Committee, Bangalore

2 Mr. K. Krishna Iyengar, B.A.,L.C.E ,
Deputy Chief Engineer

From

To

Dated

Despatched

Received

General No

No

Enclosure No

G.P.B.—50,000—26-9-12

3. Mr. G.H. Krumbiegel F.R.H.S., Superintendent, Govt. Gardens.

4. Mr. J. Bhore, L.C.E.,A.M.I.C.E., Sanitary Engineer to Government.

5. Mr. S.M. Lakshminarasappa, B.Arch., Sub Assistant Engineer.

6. Mr. H. Ramaiya.

7. Mr. D.B. Ramachendra Mudaliar.

8. Mr. B.K. Garuda Char.

9. Mr. Nandi Hariyanna.

10. Mr. Yejman Basappa.

11. Mr. C. Venkata Rao, B.A., S e c r e t a r y.

This Committee considered that the local knowledge of the Health Officer and the Municipal Engineer would be found useful and proposed to include them as permanent co-opted members, which was sanctioned by Government. The Committee was further strengthened by the appointment of Mr. P.G. D'Souza, B.A.,B.L., Deputy Secretary to Government, and Mr. T.G. Lakshmana Rao, L.C.E., President of the Mysore City Municipal Council, and Chairman of the Mysore City Improvement Trust Board who had recently visited on deputation several Municipalities in the Bombay Presidency.

In addition to the General Committee, 5 Sub-Committees were constituted from among the members, for

(1) investigating the prevalence of Malaria below the Dharmambudi tank,

(2) selecting a suitable site for the Bamboo Bazaar, as the existing shops were a menace to public safety,

(3) selecting a site for locating factories,

(4) selecting site for the London Mission Church on the Avenue Road,

(5) improving and beautifying important junctions of roads at the gates leading into the City.

Reports have been submitted by Sub-Committees appointed in the case of Nos. 2,3 and 4, and these from Nos. 1 and 5 are awaited.

Rules of Business.

4. The meeting and deliberations of the Committee were conducted in accordance with the rules of business (vide Appendix C) sanctioned by Government in their Proceedings No. 8105/ml. 13-13-14 dated 25-2-1914.

M e e t i n g s.

5. The meetings were regularly held and well attended, and the members showed keen interest in the proceedings as will be seen from the minutes of meeting, copies of which have been furnished to Government. Two of the meetings were held for the inspection of the proposed site for the Town Hall and Municipal Offices and for inspecting certain works proposed for the Malleswaram Extension.

Proposed Improvements

6. The improvements of the City that were suggested, considered, and finally formulated can be brought under 4 classes viz providing

(1) better sanitation,

(2) more direct communication to different parts of the City,

(3) more accommodation for gradual expansion of the City, and

(4) beautification of important portions of the City

Improvements under the above 4 classes that are immediately necessary and may be completed within 5 years, if requisite funds are found, are included in Appendix A, and such others as are less urgent and may be taken up within ten years, in Appendix B. A brief summary of the reasons supporting the several proposed improvements is given below -

Improvements to be taken up and completed in 5 years.

nage and Sewerage of the Old City.

7. The urgent necessity of providing, on sanitary grounds, an efficient system of drainage and sewerage, on a scientific basis, for the Old City is too well recognized by Government to be discussed again. But two points may here be urged to show that the execution of the scheme can no longer be delayed.

(i) The benefits of opening out Extensions are greatly counteracted by the existence of a stinking sewage-sick unhealthy old city which is bound to remain the business and trade centre as well as the residential quarter of the majority of the population for a long time to come. People who spend major portion of their time in the Old City suffer in point of health even though they may have their quarters in the Extensions.

(ii) The contrast between the Old City and the Extensions is so striking that the visitor from outside is puzzled when he finds the necessary improvements wanting in the Old City where the drainage is in a most unsatisfactory state, and sanitation very backward.

The scheme that is before the Government,

having

having been referred to this Committee, was discussed, and they are of opinion that the single-outfall system which carries away all the sewage to the Sunkal Farm(which is not windward)is the better of the two, though it is a little more costly. The Committee are against the two- outfall system which will result in a sewage-girt City instead of a sewage-logged City as at present. The Committee recommend that the sewerage schemes be sanctioned and put into execution without delay. This, though it is the most urgent of all the improvements, is not included in the list of works in Appendix A, because the Government have already taken up this question and the scheme is only awaiting formal sanction.

Construction of the New General Market. Vide I. Plan I.

8. The existing market is a collection of a low roofed narrow and unsightly zinc-sheet sheds, exposed to sun and rain, and will scarcely do credit to a third-rate Municipal Town. The articles of food, vended in such a place, are contaminated and become a source of danger to public health. Greater accommodation is necessary for the better arrangement of stalls. In providing this, the Committee thinks that the present site, being the most central, should not be changed but enlarged and improved. The low-lying three streets of Siddicutta adjacent to the Market, which are not suited for healthy dwellings, are proposed to be acquired and included in the market site.

In the present market and adjoining it, there is a number of private shops, which prevent any new "lay out". These are proposed to be

acquired

acquired. Again, as the existing mutton and fish markets on the side of Mysore Road are at some distance from the vegetable market, and are in themselves unsightly and ill-suited, it is proposed to locate the mutton and fish market separated by a wall in the northern part of the proposed market, on the site now occupied by the garden north of the main drain. The Acquisition of this garden is, therefore, proposed; so that for reasons above stated the site for the new market will be the whole area bounded on the north by Gundopanth's street, east by the western row of shops of the Avenue Road, south by the Police Road, and west by Setu Rao's street. It measures 186 yards east to west, and 199 yards north to south. (vide I plan I)

The design adopted for the market is that of the Sir Stuart Hogg Market of Calcutta generally, and the same is being worked out by Mr. Lakshminarasappa to suit local conditions. The plan sent herewith ~~that is~~ (vide plan II) gives an approximate ground plan of the Market. It is estimated to cost Rs 2,50,000/- including the cost of acquisition.

The facade of the Market placed on the south fronting the Victoria Hospital gate and the Market Square, is composed of a row of shops with a main entrance in the centre and one at either of the bevelled ends. The overcrowding, usual in a single gate, is thus avoided.

The inside, covering about 2/3 of the area of the site is laid out into stalls, fountains, grass plots, and service roads.

The general plan is a quadrangle, open at the corners, and intersected at right angles by 4 corridors leading to a central tower which is

the

the dominant feature and the focus of the whole design.

Fruits and flowers, the pride of Bangalore, are placed directly opposite to the main entrance. It is proposed to make suitable provision for cold storage arrangement for the preservation of fruits and dairy produce. Then come vegetable stalls for which sufficient space is allotted. Stalls are provided for Books, Crockery, Millinery, Toys etc.

Behind and north of the main market and occupying about 1/3 of the area, the mutton, fish and poultry stalls are provided, together with a detached stall for beef. A screen wall will separate the mutton market from the general market, thus providing for the religious or sentimental scruples of all classes of people.

Town Hall and Municipal Offices.

Vide II, Plan I£.

9. A premier City like Bangalore with an area of 11 square miles, and with activities in all directions is sadly wanting in large Public halls for holding meetings or other public functions. There are no substantially built theatres worth the name, accommodating a large audience. A Town Hall for the City is an absolute necessity.

The Municipal Council have no office building suited for efficient transaction of business. The present offices are located in the Old District Lock-up.

It was, therefore, considered by the Committee that a combined Town Hall and Municipal Offices should be constructed. The site forming the Reserve Police Parade ground and the Reserve Police lines in the Fort was chosen for

for the Town Hall, as it is most centrally situated and fairly elevated. This site, after due deliberation, was selected for the the Municipal Offices and Town Hall, because

(1) it is situated in the Fort, a place of historical importance.

(2) it is close to the City and all places of business and within about a furlong or two from the market square which is practically the 'hub' of the City.

(3) The Reserve Police lines which are the remnants of the Old Barracks are in an irrepairable and insanitary state and are fit only to be dismantled.

The building which is being designed by Mr. Lakshminarasappa will consist of a large Hall with a stage , an auditorium and foyer in the centre. It will have two wings, one on each side with second floor for Municipal Offices. It is estimated to cost Rs.2,00,000/-

In lieu of the site taken from the Reserve Police, it is proposed to assign to them the whole of the east Fort Glacis from the compound of Janopakari Doddanna's Hall up to the Koracharapalyam road, including the new Patnulpet, having an area of about 19.3 acres. The Inspector-General of Police who inspected the site was agreeable to the exchange proposed.

Widening of the Avenue Road. (Vide III Plan I)

10. The portion of the road between the market square and the Yelahanka gate forms the main artery of the City, through which the largest amount of traffic passes. Its present width varied from 25 to 35 feet. It is narrow, crooked and lined with sorry-looking shops. In its present state it is not fit for any state-processions and has to be avoided to the great disappointment of the Citizens. Its widening

is

is, therefore, necessary to facilitate rapid moving through it without any risk, and also for providing space for the tramway which is proposed to be laid soon. For these purposes, the road is proposed to be widened to 80 feet which will give enough room for 10-feet foot pavements on either ends, a central tramway, and roads on either side of it for carriage drive. Since this entails acquisition of valuable properties on either side of the existing road, the new road is aligned so that most of the acquisition falls on the eastern side where there are less valuable properties and fewer temples or mosques. It merely removes the jagged frontages and projecting corners of the shops on the wes western side, here and there, in order to make the road straight. The acquisition of the shop on the east being only possible when sites are provided for re-establishing them, it is necessary to acquire so much land as will be required for constructing the row of shops on the east of the widened road. It is proposed to have no dwelling houses on the widened new road but only shops. Space has to be found for the owners of those houses that line the Avenue Road and for go-downs, and ware-houses. It was, therefore, decided to acquire all the properties lying between the Avenue Road and the Chowdeswari street as shown in the plan, and then to re-align the whole area as follows - Vide Plan III

A row of shops, with a minimum width of 15 feet and a uniform depth of 25 feet to face the Avenue Road. Behind or east of the row of shop a conservancy lane 20 feet wide will run parallel to the Avenue Road, on the other side of the conservancy lane, a row of dwelling houses ~~fac-~~

facing

facing the realigned Chowdeswari street to be parallel to the Avenue Road. On acquiring the extent above defined, the widening of the road will be effected by practically setting back the row of shops, so that unless the owners give up their shops with no idea of constructing them in the set-back line, the compensation for the property acquired need not be paid but adjusted after reallotment and resale of the new shop-sites to the respective parties. This arrangement will, it is believed, prevent dislocation of traffic and trade as it is proposed to dismantle the front row of shops, only after the shops in the set-back line are completed and ready for occupation. The realigned shops are to be built in terraces with an 8 feet verandah The Sanitary Engineer who is engaged in the preparation of the scheme has also been requested to prepare, for approval, two alternative designs one with a single-storeyed terrace and the other with a double-storeyed terrace. The shops will be built by the owners on approved plans, but the verandah is proposed to be built departmentally to ensure a uniform and artistic frontage.

The realignment of the western side of the Avenue road necessitates cutting of the frontage of some shops and adding to the frontage of others, so that, though the shops themselves may not be rebuilt their frontages will have to be altered. This will be done, likewise, on a design prepared, for approval, by the Sanitary Engineer.

Improvements of Junctions.

11. To complete the beautification of this road, wide and artistic circles were deemed

necessary

necessary at important junctions.(Vide IV or A and V or F, Vide Plan I.) The widening of the circle at the junction of the Avenue Road and the Taluk Cutcherry Road to a diameter of 150 feet is included in the scheme of the Avenue road and is not therefore separately shown in the list.

But the widening of junctions at the Market Square(Vide Plan IV) and at the Yelahanka gate (Vide Plan V) necessitates thorough re-alignment into wide circles of 312 feet and 308 feet diameters respectively, and acquisition of considerable properties for the purpose. Since the cost of the schemes is comparatively heavy they are included in the list as separate items of improvement. The improvement and laying out of the Market Square is estimated to cost Rs. 1,66,674/- and the Yelahanka gate square, Rs. 10,237/-.

Setting back the Fort Buttress.

12. As the geographical end of the Avenue road on the south is the north Fort Gate, and the Fort wall here has an awkward buttress projecting into the road (Vide VI, Plan I, and Plan VI (for details), it was decided to set back the buttress by a few feet, and to re-align the road without which, the Vista of the Avenue road from the Fort will be incomplete. This is included in the list as a distinct item as it may entail special correspondence and sanction, the buttress being situated close to the historical dungeons. As the plans will show, both the dungeons on the ramparts and the Anjaneya Temple are left intact in the proposed realignment. The setting back of the Fort Buttress is estimated to cost Rs.4,500/-.

ion of

Properties.

13. The most important item in the preparation of the project for widening the Avenue Road, is the valuation of properties to be acquired. The valuation Sub-Committee of the City Municipality were kind enough to undertake the work. The Sub-Committee consisted of 3 influential merchant-councillors and the Municipal Engineer, so that the Sub Committee except for the inclusion of the Municipal Engineer, was independent of the City Improvement Committee. The report submitted by that Committee, (Appendix D,) shows how exhaustively they have dealt with the question. The main feature of the valuation is the assessing of the local values of lands in different portions of the Avenue road by detailed enquiries on the spot. It is very gratifying to note that the value of land in certain portions is as high as Rs100/- per square yard, and this may be taken as an additional strong reason for further raising the value of land by substantial improvements. This Committee accepted the report of the Municipal Valuation Committee generally, with only two small alterations in the rates fixed for structures. According to the estimates submitted, the widening of the Avenue Road is calculated to cost Rs. 7,13,500/- net. The total cost, including that of acquisition and laying out, is estimated at Rs. 19,56,944/- of which at least Rs. 12,43,544/- is expected to be realised or readjusted by the reallotment of sites and sale of material The net cost works out to nearly 40% of the total cost, against 25% obtain ing in certain big City Improvements elsewhere

But

But it may be mentiondd here that a fairly large proportion of the acquired area will be taken up for laying out straight, broad and parallel roads and drains which give no return in the shape of reallotment. The net cost of the scheme may, therefore, be deemed reasonable.

New Extentions.

14. Excepting Basavangudi the sites in the other Extensions have been nearly sold out. Yet, there is a great demand for house sites and cottage sites. This demand will be increased when the three streets of Siddicutta are acquired fully, and properties lying along the proposed alignment of sewage mains and Sub-mains have also to be taken up.

New Extension, east of Fort Centre Road, (Vide VII, Plan I.)

15. The land to the east of the Fort Centre road bounded on the south by the Basavangudi north road, on the north by the continuation of the 6th Cross road of Shankarpur Extension up to the Basavangudi east road, on the east by the Basavangudi east road and on the west by the Fort Centre Road, is eminently fit for a new Extention. It has an area of 103 acres and can be allotted into building sites. The cost of acquisition of land and laying out is roughly estimated at Rs. 1,57,708/- but all this is expected to be fully realized by sale of sites.

Acquisition of Mango Tope of M. Surappa. (Vide VIII, Plan I)

16. The mango garden opposite the Rameswaram temple in Chamarajapet having an area of 3.8 acres is a very good building land, but is now a source of menace to public health being kept

kept in an unkempt state in the midst of inhabited area. It is proposed to acquire the whole of this and allot it into 24 house sites and 3 cottage sites(vide plan VII.) The cost of acquisition is estimated at Rs. 7,100/- and the whole of this is expected to be realised by the sale of sites.

Acquisition of land of Mr. K.H. Ramaiya and others, near Seshadripuram. Site for Police Station and School). (Vide IX, Plan I)

17. The high-level land at the junction of Subedar Chattram road and Seshadripuram road belonging to Mr. K.H. Ramaiya and others(vide detailed plan VIII)having a total area of 6.25 acres was proposed to be acquired for locating a Police Station, School, and Dispensary. This is estimated to cost Rs. 4,700/-.

Shifting of the Bamboo Bazaar.(Vide X Plan I).

18. The Hoskota or the Bamboo Bazaar Road forms the most important exit to the east and is largely used by those who go to and from the Civil and Military Station, Public Offices and Institutions. The existing Bamboo Bazaar at the entrance of such road is found to be a source of danger to Cyclists, Motorists and others driving in carriages, and to the numerous pedestrians,as the bamboo carts are frequently being loaded and unloaded. The area also falls within the proposed improvement of the market square. The Committee, therefore, decided to shift the Bamboo Bazaar from its present site, and appointed a Sub Committee to select another site for it. The Sub Committee have selected (vide Appendix E,)the low-lying Ammachowdripalyam with the double object of improving the sanitation of the locality and providing a convenient place for the Bamboo Bazaar, which selection was

oved

approved by this Committee.

The cost of the acquisition of properties in Ammachowdripalyam and laying it out into 48 shop sites with roads and drains is estimated to cost Rs. 15,900/- of which Rs. 9,900/- is expected to be realised by sale of shop sites, making the net cost Rs. 6,000/-. The new Bamboo Bazaar, will be screened off from the public roads by a row of decently built houses, while its situation is close to the General Market and is connected by short approach roads with Hoskota and Hosur roads by which bamboos from Kankanhalli and Magadi forests are brought to the market.(Vide Plan IX.) It was also proposed to provide house sites in Kalasipalya for the poor people now residing in Ammachowdripalyam.

Continuing the Kitchetty Chattram Road through the bed of Dharmambudi Tank, to the City Railway Station (Vide XI, Plan I.)

19. This is very desirable improvement as it saves a long distance going round the Dharmambudi tank and will form the direct road along which the tramway could be laid from the Yelahanka gate square to the City Railway Station The Committee therefore decided to include it in the 3-year programme. The road, when laid through the bed of the Dharmambudi tank, will divide the tank bed into 2 portions. The southern portion of the tank was proposed to be deepened for storing more water, and the northen portion to be filled up with the earth excavated and the bed raised for laying out a garden This is estimated to cost Rs. 44,070/-.

Circle-Road through Sunnakal Farm. Vide XII, Plan I.

20. In order to give a shorter and more direct

direct road from the Monkey Tope to the Lal-bagh for pedestrians, specially, and for people driving from the Civil and Military Station and to provide a service road through the Sunkal Fruit and Vegetable Farm for visitors, a new road was decided to be constructed branching off south from the Lal-Bagh road near the Monkey Tope to connect with the Lal-Bagh road, again, at the eastern corner of the Lal-Bagh. It is estimated to cost Rs. 24,000/-.

[illegible] proposed for 10 years.

New Diagonal Roads.

21. As the City has extended, north, north west, south and southwest, communication from the outskirts of the City to important business centres has to be made shorter and more direct to save time and facilitate quicker transit. The Committee considered that this could be provided only by opening out diagonal roads from the most important centres of the City.

The market square was considered to be the most important commercial centre and the "hub" of the City and diagonal roads noted below were proposed.

(a) From the market square to the junction of Taluk Cutcherry and Sunkalpet roads. (A to G, Vide Plan I), Estimate Rs 2,38,140/

(b) From the market square to the junction of Taluk Cutcherry with Arcot Srinivasacharlu street (A to B, Vide Plan I, Estimate Rs. 1,00,134/-.)

(c) From the junction of the Arcot Srinivasacharlu street and Taluk Cutcherry road to the junction of Balepet and

Hospital

Hospital roads near Upparpet Police Station,(B to C, Vide Plan I,)Estimate Rs. 1,51,998/-.

Of these (c) is practically a continuation of (b).

(d) From the junction of Mysore road and Arlepet roads at Barr Lines to the junction of the Kengeri Bagal road and Arcot Srinivasacharlu street.(E to D, Vide Plan I,)Estimate Rs1,32,235

(e) From the junction of the Taluk Cutcherry road with Arcot Srinivasacharlu street to the Yelahanka gate square.(B to F, Vide Plan I,) Estimate Rs2,00,755.

The two together form a diagonal road connecting the Mysore or the Western gate of Bangalore with the Yelahanka gate.

(f) From the junction of Taluk Cutcherry road and the Akkipet Road to the junction of Arlepet road and Railway Road near Subbasetty Chattram.(L to O, Vide Plan 1.)Estimate Rs. 1,08,780/-.

This is a diagonal road intended to connect the Railway goods-shed by the shortest route with Old and New Tharagupet.

(g) Continuation of Subbasetty Puranappa's lane to the District Office road (H to K, Vide Plan I,)

This is a diagonal road in continuation of the existing lanes which will connect the middle points of Bamboo Bazaar and District Office roads.

(h) Producing the west road of Dharmambudi Tank northwards to meet the Sampige road of Malleswaram.(M to N, Vide Plan I,)

This is a road, by which it will be possible to avoid the Railway bridge, when going from the Old City to Malleswaram.

When these roads were discussed, objection was raised that these may cut the house properties obliquely and leave jagged frontages, thus spoiling the street appearance. But the objection having been met by the Sanitary Engineer by stating that the diagonal roads will not be aligned geometrically straight but will not be generally follow the existing lanes and open grounds, the Committee accepted the proposal.

Girdle or Circular Roads.

22. Both for the use of visitors for sight-seeing and that of the residents who wish to enjoy a long drive, a road that will go round the whole City was thought a necessary adjunct to a City like Bangalore. The Committee decided to provide for it, specially as a girdle road can be formed by linking up the existing roads with short new roads enumerated below -

(a) Vide No. 1, Plan I. Linking of the Kempambudi tank bund road with the north road of Basavangudi by a short road just north of Gavipur was found to be very costly, involving deep cutting and heavy embankment between Rama-Krishna Mission house and Gavipur, and this was given up Instead, the link was proposed to be formed by a road going north of Gavipur and joining the Bull temple road just north of Sunkenahalli. The northern end of the Kempambudi tank bund was proposed to be linked with the 9th Cross road, Chamarajapet

(b) The short cut from the Residency Park

Road

Road to meet the Race Course road at the low level Reservoir, as will be seen from the plan will form the chord line passing through a portion of the Residency Park considerably shortening distance going by the existing roads. This road will divert a portion of the traffic from the "Ring Wood" junction, thus lessening the congestion at this important square. The Committee, therefore, resolved to construct this road.(Vide No. 2, Plan I)

(c) A road having been proposed to be constructed within the next 3 years, between the monkey tope and eastern corner of the Lal-Bagh through the Sunkal Farm, the Committee decided to continue it by skirting round the Lal-Bagh and running along the Lal-Bagh tank bund to join the North road of Basavangudi.(Vide No 3, Plan I.)

This bit of road is also intended to serve as an approach road to the Swimming Bath proposed to be constructed on the rock side of the Lal-Bagh Tank.

Other Roads.

23 Besides these,

(a) a road is proposed to be constructed in continuation of the Fort Cross Road A, opposite to the Fort Police Station behind Mr. Janopakari Doddanna Chetty's Industrial School to join the Hosur Road at Kalasipalyam.(Vide No.4,Plan I)

(b) a road from the Cenotaph to the east road of Basavangudi Extension through Gangamma-cherry was proposed as being the short cut between Basavangudi Extension and the Public Offices (Vide No. 5, Plan I.)

Widening Chickpet and Arlepet Roads.

24. Having widened the main arterial road the avenue road, within the next three years, it

follows

follows as a natural course of improvement that the widening of the main tributary, the Chickpet road, (Taluk Cutcherry Road) should be taken in the ten-year programme. Its importance as a busy trade centre is rising by leaps and bounds and it is the main route to the City Railway Station. What was a sorry-looking street with ricketty mud roofed houses and a few stray shops 20 years ago, is now a very busy bazaar street with magnificent buildings. Every available space on this road is in demand for shop building and space is being economised by raising one floor above another, so that no time should be lost in taking up the scheme of widening this road. It is on account of the narrow width of the road that the tramway, with over-head cable, could not be thought of along this most important road. But for the large outlay and labour the work entails, it should have been included in the 3-year programme. It was, therefore, decided to be taken up at the earliest opportunity in the ten-year programme. The scheme is to widen the road to a width of 40 feet in a line as straight as practicable.(Vide No. 6, Plan I)

The Arlepet Road.
Vide No.7, Plan I.

25. The Arlepet Road /which forms the main route to the City Railway Station from the Basavangudi, Chamarajapet and Shankarpur Extensions, was also decided to be widened to 40 feet.

26. In the case of both the above roads the junctions with important roads were decided to be circles of 40 to 50 feet radius.

27. To prevent any improvements, within the

the limits required for widening these roads and thus increasing the cost of acquisition, it was resolved by the Committee to suggest to the Municipal Council to define the necessary "set-back" on both sides of the roads with a view to get the minimum width of 40 feet in as straight a line as feasible, and to observe this principle in granting future licenses to build on these roads.

Provision of sites for open spaces, Parks and Children's play ground.

28. (i) Children's Play Ground.

(a) The Basavangudi Public Square.

(b) The maidan opposite the west gate of the Lal-Bagh.

(c) The maidan on the south of the Ramakrishna Mission and west of the land given to Mr. Gopalasami Iyer

(d) The southern portion of the Karanji tank bed.

(e) The Sampige Tank bed on the west of Sydney Road.

are now available to serve as play grounds for all private recreation clubs, while the schools and colleges have, in almost all cases, play grounds of their own. So, the Committee have not decided at this stage to allot any more sites for play grounds for children.

(ii) P a r k s.

(a) By filling up of the northern half of the Dharmambudi tank, as proposed in connection with the proposed continuation of the Kitchetty Chattram road, an ideal site will be obtained and this was proposed for a Park. (Vide No. 8, Plan I.)

(b) The bed of the Karanji tank, south of the Fort was proposed to be filled up

and

and converted into a Park.(Vide No. 9, Plan I)

In this connection it may not be out of place to mention, though not formally brought before the Committee, that Mr. Mandi Hariyanna has offered to lay out a park at his own cost in the site of the Old Patnulpet, just adjoining the Old Taragupet. This covers an area of about ¾ acre. Being in the midst of a crowded locality a park here will be very much appreciated by the public. One other philanthrophic gentleman, Mr. Bullappa, has already started the work of laying out a small park towards the north-western corner of Chamarajapet Extension.

Improvement of the area on either side of City Main Drain now occupied by Tigalars' Gardens.

29. Apart from the question of the Tiglars tampering with the sewage of the main drain which ought wholly to flow into the Sunkal Farm, it was also deemed insanitary to have these water logged gardens near inhabited quarters. The first difficulty was proposed to be solved (a) by immediately laying a covered sewer pipe from the Bamboo Bazaar to the Sunkal Farm as a part of the Sewage and drainage scheme now before Government, and (b) by constructing the new road from the Cenotaph to the East road of Basavangudi Extension through Gangammacherry which is sure to become a main thoroughfare running through the heart of these garden lands, and eventually acquiring the whole of the gardens for a future extension of the City.

Regarding the removal of the gardens from this area, it was decided to acquire all the garden land on the north of the Hoskote or Bamboo Bazaar road, as they are now a menace to

public

public health of the V-Division. But as regards gardens on the south of the Hoskote road, it was proposed to be left for future consideration, the fact being kept in mind that the Tigalars should be induced to give up these garden lands in exchange for garden lands east of Sunkal Farm, and that the area so abandoned by them be prepared for a future extension for the 25 years programme

Sites for Factories.

30. A Sub-Committee was appointed to select a site for locating factories and their report (vide Appendix F) was approved by the Committee. The site(vide No. 10, Plan I)seems to be the best fitted as it will not lie in the direction of the future Extensions of the City, since there is ample ground for the expansion of factories, quarters for mill hands etc, and a large tract of open land and a tank intervene between the factory site and inhabited quarters of the City to minimise any smoke nuisance that may be apprehended.

H o s t e l s.

31. The question of providing sites for the Sanskrit College Hostel and Mahratta Hostel having come up before this Committee, they decided to provide a site for the Sanskrit College Hostel in the land proposed to be acquired within the 3 year programme in Chamarajapet, which now belongs to Mothikhane Surappa.(Vide VIII, Plan I.)

32. The Mahratta Hostel was proposed, if the managers agreed, to be placed on the lands east of Fort Centre Road and adjoining the Vokkaligara Sangha, and this site given in exchange

exchange for the site already granted to them on the Hardinge Road. But the Managers signified their disapproval of the site and asked for a site elsewhere. The Committee deferred the question pending the preparation of a plan of site and proposed allotments of it. The site for this is not therefore shown on the plan.

tructiom of a Septic Tank
opening a Sewage Farm below
ere for the combined
scheme of Malleswaram and
uram. Vide No. 11, Plan I.

33. The existing sewage farm and septic tank in Malleswaram is too close to the inhabited quarters and is not at sufficiently low level to drain lower portions of Malleswaram and Seshadripuram. The Committee, therefore, decided to abandon this and open a new sewage Farm with Septic Tanks below the Jakkarayan Tank.

Baths.

34. (i) A swimming bath, on model lines, being considered necessary both for those who can swim and wish to enjoy it and those that want to learn the art without risk, the Committee after dascussing the suitability of several tanks decided to construct one on the eastern side of the Lal-Bagh Tank near the rock.(Vide No. 12, Plan I.)

(ii) A swimming bath was proposed to be provided in the Kempambudi tank Whether it should be built below the bund or within the Tank bed was left to be decided when details are worked out. This is not therefore marked on the General Plan.

ng Ghat

35. A Bathing Ghat was proposed to be constructed near Kempambudi Tank, as a necessary convenience

convenience for the crowd of people that resort to the place.(Vide No. 13, Plan I.)

Improvement of Slaughter House.

36. The Improvement of the Slaughter House was also deemed necessary as the existing one is not built on scientific requirements of a civilised City. (Vide No. 14, Plan I.)

Miscellaneous.

37. The programme of improvements for Malleswaram proposed by Messrs. D. Venkataramiah and S. Venkatarangiengar having been referred to this Committee, a meeting was held in Malleswaram and the resolution of the Committee has already been reported.

Excepting the completion of new roads and drains in the northern portion of Malleswaram i.e., north of the 15th Cross road, the other proposals, which are parts of the scheme of the Malleswaram Extension, were recommended to be taken up. These works are not severally noticed in this report as they have been planned, estimated, and provided for, as part of an already sanctioned scheme.

This Committee decided to include the construction of the Septic tank and sewage Farm below Jakaraya tank in the ten-year programme as already shown above.

38. The proposal of the Municipality to open a new Extension between Sunkenahalli and Ramakrishna Mission, was discussed by the Committee. It entails a small area being acquired the rest being Municipal property, and can be allotted into 84 sites of 40' x 100' with roads and conservancy lanes. Since this extension is meant to meet urgent demand and is likely to be

self

self-supporting, the Committee decided to leave it to the Municipality entirely to develop the scheme.

39. Allotment of sites for subsidiary markets, Municipal Buildings, Schools, Boarding houses and other Institutions was also proposed to be taken and worked out in detail.

ion of Plans and Estimates.

40. The available maps and plans in the Sanitary Engineer's Office were deemed to be sufficiently accurate, at this stage, for proposing the necessary improvements under various heads, and marking the same thereon.

It was therefore decided to defer the question of fresh survey and the preparation of more up-to-date map of the City until the preparation of detail schemes is taken up after orders of Government on the improvements proposed are received.

The proposed improvements are shown on the City Map. scale 6" to one mile. (Vide Plan I)

and rough Estimates Proposed Improvements.

41. The improvements included in the programme for 3 years (vide appendix A), and the opening out of six diagonal roads included in the programme of 10 years (vide appendix B) have been roughly estimated, and the plans and estimates that are ready are herewith submitted But some of the improvements included in the 10-year programme have not yet been estimated, as the work involved is great and a large staff is required for the purpose.

42. Even for working out the rough

estimates

estimates now submitted some additional staff was necessary. The preparation of these estimates was divided among.

(1) the Sanitary Engineer who has done major portion of the work.

(2) the Architect, Mr. S.H. Lakshminarasappa, who was entrusted with the design of the market and the Town Hall.

(3) the Municipal Engineer who took up the minor works.

A small staff of 2 temporary tracers on Rs. 30/- each, and 2 draftsmen on Rs 70/- and 50/- each were sanctioned by the Committee to help the Sanitary Engineer and the Architect.

The draftsmen have not yet been procured as there seems to be a paucity of men versed in Architectural drawing. In this connection the Committee suggest that Government would be pleased to arrange for some respite to enable Mr. S.H. Lakshminarasappa to work at the architectural designs he is entrusted with.

Preliminary charges.

43. The Committee recommended to Government that the preliminary charges to be thus incurred may be met out of the special grant for the extensions made in the public works department budget

To meet any further charges on a larger scale, necessary for working out the detail cost of the ten-year programme and preliminary operation, the Committee also resolved that the Government be requested to make a special grant of Rs. 20,000/-.

44. The plans and Estimates submitted herewith are noted in Appendix G.

Conclusion.

45. A brief summary of the work done by the Committee having been presented, I would conclude

conclude by mentioning that the rough estimate of the net cost of improvements included in the three-year programme is Rs14,23681/-.

The Committee resolved to request the Government to kindly favour the Improvement Committee with an annual grant of Rs5 lakhs for 3 years.

The Committee have also addressed the Municipal Council enquiring how much contribution they may be prepared to make towards the cost of improvements. I trust the Council will fully realize their share of responsibility in helping towards the schemes mainly intended to enhance the value of the assets of the Municipality.

A Sub-Committee is investigating what fresh sources of revenue can be devised. So that, the Municipal Council may be considered to be fully aware of the call on their resources when the schemes are sanctioned.

Town Planning Regulation.

46. Before concluding I beg to commend for the early consideration of Government the resolution of the City Improvement Committee, urging the necessity of framing a Town Planning Regulation on the lines of the Bombay Town Planning Act.

I have the honor to be

Sir,

Your most obedient servant,

C h a i r m a n,

City Improvement Committee.

(46

APPENDIX A.

Rough estimate of the cost of improvements in Bangalore City to be up during the first three years as revised in the City Improvement ttee's meeting of the 7th June 1914.

Name of Improvement.	Total cost.	Net cost.	Reference No. the Index Plan I.
Construction of General Market.	Rs 2,50,000/-	Rs 2,50,000/-	I (2)
Town Hall and Municipal Office.	2,00,000/-	2,00,000/-	II
Widening Avenue Road.	56,944/-	7,13,500/-	III (1)
Improvement and laying out of the Market square.	1,66,674/-	1,66,674/-	A or IV (3)
Improvement of yelahanka gate square.	10,237/-	10,237/-	F or V (4)
Setting back the Fort Fortress.	4,500/-	4,500/-	VI (5)
Extension East of Centre Road.	1,57,708/-	---	VII (9)
Acquisition of Mango Tope of Mr. M. Surappa.	7,100/-	---	VIII (6)
Acquisition of K.H. Ramaiya's land etc, near Seshadripuram	4,700/-	4,700/-	IX
Shifting of Bamboo Bazaar.	15,900/	6,000/-	X
Continuing the Kitchetty Chattram Road to City Station.	44,070/	44,070/-	XI
Road, through Farm.	24,000/	24,000/-	XII
Total.	28,41,833/	14,23,681/-	

Chairman,

City Improvement Committee.

APPENDIX B.

Enc to Genl 112-14/51

Works proposed for 10 years.

Name of Improvement.	Reference in the Index Plan I.	Estimate Amount.
New Diagonal Roads.		
(1) From the market square to the junction of Taluk Cutcherry road and Sunkalpet Road.	A. G.	2,38,140
(2) From the market square to the junction of Taluk Cutcherry road with Arcot Srinivasacharlu's street.	A. B.	1,00,134
(3) From the junction of the Arcot Srinivasacharlus street and Taluk Cutcherry road to the junction of Balepet and Hospital Roads near Upparpet Police Station.	B. C.	1,51,998
(4) From the junction of Mysore Road and Arlepet Road near Barr Lines to the junction of the Kengeri bagal road and Arcot Srinivasacharlus street.	E. D.	1,32,235
(5) From the junction of the Taluk Cutcherry Road and Arcot Srinivasacharlus street to the Yelahanka gate.	B. F.	2,00,755
(6) From the junction of the Taluk Cutcherry and Akkipet roads to the junction of Arlepet road and Railway road near Subbachetty Chattram.	L. O	1,08,780
(7) Continuation of Subbachetty Puranappa's lane to the District Office Road.	H. K.	The estimate for the remaining works are not ready.
(8) Producing the west road of Dharmambudi tank northwards to meet the Sampige road of Malleswaram.	M. N.	
Girdle or Circular Roads.		
1) From south end of Kempambudi tank to the Bull Temple road, going north of Gavipur and north of Sunkenahalli and from north end of the Tank bund to join the 9th Cross road of Chamarajapet Road.	1	in green color.
(2) A road from the Residency Park to the Race Course Road to meet it at the low level reservoir.	2	

A road from the eastern corner of the Lal-Bagh round the Lal-Bagh compound on the east, over the Lal-Bagh tank bund to join the north road of Basavangudi Extension. 3

Other Roads.

(1) Continuing of Fort A Cross road opposite to Fort Police Station to join the Hosur Road near Kalasipalyam 4

(2) From the Cenotaph to the east road of Basavangudi Extension through Gangammacherry. 5

Widening of Chickpet Road. 6

(ii) Arlepet Road. 7

Provision of sites for open spaces, Parks, and Children's play grounds.

(1) Converting northern half of Dharmambudi tank into a park. 8

(2) Converting the bed of Karanji tank into a park. 9

Improvement of the area on either side of City Main Drain now occupied by Tiglars' gardens.

Providing sites for Factories 10

Sites for Hostels.

1) Sanskrit Hostel.

2) Mahratta Hostel.

Construction of Septic tanks and opening a sewage farm below Jakarayankere for the combined sewage scheme of Malleswaram and Seshadripuram. 11

) Providing Swimming bath in the Lal-Bagh tank. 12

) Swimming bath in the Kempambudi tank.

Providing a bathing ghat at the Kempambudi tank.	13
Improvement of the Slaughter House.	14.

Chairman,
City Improvement Committee.

APPENDIX C

Encl to Mil 1812-14
871

Rules regarding conduct of business of the City Improvement Committee of 1914, Bangalore.

1. In the absence of the ex-officio Chairman the Committee shall appoint one from amongst the members for presiding at the day's meeting.

2. The Committee shall meet at least once in a month, but for the present they shall meet twice i.e., on the 1st and 3rd Wednesdays of every month.

3. The meeting shall be convened by the Secretary under orders of the Chairman.

4. Three clear days notice shall be given of a proposed meeting and every member shall be furnished with a copy of the agenda to be placed before the Committee.

5. In emergent cases the Chairman may obtain the Committee's opinion by circulation of papers.

6. The quorum shall consist of not less than half the members and when there is an equal division of votes, the Chairman shall have the casting vote.

7. A meeting adjourned for want of quorum may proceed with its business on the adjourned day without a quorum.

8. The minutes of the Committee shall be recorded in a special book and copies thereof shall be submitted to Government not later than a week

9. A separate file be maintained of all plans proposals and schemes considered by the Committee and submitted to Government

10. Any member absent for 3 consecutive Ordinary Meetings of the Committee, without giving previous intimation to the Chairman is liable to forfeit his seat on the Committee.

W W Hammaglett

C h a i r m a n,
City Improvement Committee.

APPENDIX D.

Ex Bud 112-14/81

Report of the Valuation Committee on the value of properties, required for widening the Avenue Road

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Present.

1. The Municipal Engineer.
2. B. Usman Khan Esqr.,
3. B. Chinnaswami Chetty Esqr.,
4. B. Hanumappa Esqr.,

On the morning of the 7th Instant the members of the Committee, inspected the shops and dwelling houses on either side of the Avenue Road, falling within the line of the proposed acquisition as per plan of the Sanitary Engineer. The structures were closely examined and their rental value ascertained in the case of 130 buildings.

On the same evening and on the 8th instant, the Committee met again in the Municipal Office and discussed the rates for the valuation of different kinds of buildings and finally resolved -

I. (1) That mud-roofed buildings, with fairly strong walls, jungle wood beams, bamboo reepers, mats etc, shall be valued at Rs0-12-0 per square foot or Rs 6-12-0 per square yard.

(2) that buildings with the same structure as above, but with concrete covering for the roof, shall be valued at Rupee 1/- per square foot or Rs 9/- per square yard.

(3) that buildings, with good burnt brick walls with teak wood beams, rafters etc, and mangalore tiled roof, shall be valued at

at Rs2/- per square feet or Rs18/- per square yard.

(4) that buildings with sound structure as above with teak beams, teak joists and teak wood doors and windows or rolled steel joists and with pukka terraced roof shall be valued at Rs2/8 per square feet or Rs22/8 per square yard.

(5) that buildings with Bengal terraced roof shall be valued at Rs1/8 per square foot or Rs13/8 per square yard.

(6) that in the case of the buildings with more than one floor, each floor should be valued separately according to the class it falls under.

(7) These rates shall apply to buildings irrespective of their local positions.

Then the question of the value of land in different localities was discussed at length. A dozen typical cases were selected from different localities.

The annual interest on the market value of each property was taken to be equal to its annual rental value of the property, which had been ascertained in 130 cases as already stated. This works out to a rate of interest of 6% per annum, and this rate is generally obtained. From the market value of the property, ascertained byenquiry and personal knowledge of the members and verified by capitalising the rental value, the cost of the building, calculated at rates above fixed, was deducted and the balance was taken to represent the value of land. Working out details the Committee finally resolved.

II. (1) Lands upon which shops stand are of much higher value than those on which dwellin

dwelling houses exist, and they (lands) must be divided into two classes.

(2) Lands on which shops exist shall be valued as below:-

(a) Twenty five feet is taken as the maximum depth of a shop, measured from the plinth on the Avenue Road, and this length shall have a higher rate, called "Frontage rate", than the portion behind and beyond 25 feet provided that the shop, proper, extends beyond 25 feet, the lower rate being termed "Rear rate".

(b) That the "Frontage rate" (up to depth of 25 feet) on both sides of the Avenue Road, shall be Rs100/- per square yard for all properties situated (i) between the market square and the 1st "Gandige" shop (exclusive) (ii) between the newly opened lane leading to Dibbur Rudrappa's shop buildings, and Anjaneya Chetty'd shop (inclusive) north of Chowk.

(c) That the "rear rate" (beyond a depth of 25 feet) shall be Rs60/-, in the locality above described.

(c) That the'frontage rate' shall be Rs60/- per square yard and the 'Rear rate' Rs30/- per square yard in the case of properties facing Avenue Road between the 1st Gandige shop No. 5 , (inclusive) and the new lane leading to Dibbur Rudrappa's shop.

(d) That the 'Frontage rate' of properties facing Avenue Road between Anjaneya Chetty shop (exclusive) and

Jumma-

Jumma-masjid road shall be Rs30/- and the "Rear rate" Rs15/- per square yard

(e) That the "Frontage rate" of properties facing Avenue Road between Jumma-masjid road and Yelahanka gate Rs25/- per square yard and "Rear rate Rs10/-.

(f) That in the case of shops facing the Taluk Cutcherry road east of Chowk there shall be only one rate, irrespective of the depth of shop and that shall be Rs25/- per sqaure yard.

(g) That in the case of shops on either side of the lane on the east of Avenue Road (in continuation of the Old Tharagupet Road) there shall be only one rate irrespective of the depth of the shop and that shall be Rs60/- per square yard.

(h) That in the case of shops facing the Old Butcher's street there shall be only one rate irrespective of the depth of shop and that shall be Rs30/

III. Lands on which dwelling houses exist shall be valued as follows -

(a) In the case of houses facing Avenue Road a higher rate shall be allowed up to a depth of 50 feet measured from the plinth on the Avenu Road and it shall be Rs10/- per squar yard, provided that portion of the dwelling houses falling within the limit of 50 feet shall have the rate of Rs10/- per square yard, even if the house does not abut on the Avenue

Road

Road but is intercepted by a shop or vacant sites. The portion beyond 50 feet shall be included in the class below:-

(b) That in the case of all other houses and vacant sites not falling under any of the above classification land shall be valued at Rs5/- per square yard.

Sd. B. Usman Khan.
Sd. B. Hanumappa.
Sd. T. Ramachandra Rao.

C h a i r m a n,
City Improvement Committee.

APPENDIX E.

Enc 6 112-14/11

Report of the Sub Committee which met on 4th March 1914.

Present.

J. Bhore Esqr, L.C.E.,A.M.I.C.E.,
Sanitary Engineer to Government.

T. Ramachandra Rao, Esqr, B.A.,C.E.,
Municipal Engineer.

Absent.

B.K. Garuda Char Esqr, Municipal Councillor.

Subject -

Selection of sites for locating the Bamboo Bazaar, when it is shifted from its present site in the 1st furlong of Hoskote Road.

(1) The site to the south of the compound wall of Janopakari Doddanna's hall comprising the sites of the Old Fort wall, glacis, and ditch was inspected. This was not considered suitable as it is by the side of one of the main thorough fares leading to the Lal-Bagh, and the Eastern half of it is unfit for building, being ditch portion.

(2) The site to the north of main drain east of Santappa's lane and south of the house-line in Pattrappa's lane, was next inspected. It comprises Thiglar's gardens, and is low and unhealthy. The cost of acquisition will be great. The site was not therefore approved.

(3) The site in Ammachowdripalyam which has already been proposed to be acquired, excepting 2 decently built houses, was next inspected. This

is

is partly low ground but has a general slope eastwards. The site seems to be the best suited for the bamboo bazaar, as it has an area of 360 x 280 with facilities for two good approach roads from the Hosur and Hoskote roads. The site is well screened from the latter by a row of decently built houses. The sketch shows the alignment of roads and shops. There are now 40 shops in the existing bamboo bazaar with an average frontal width of 25 feet and average depth of 20 feet. If a uniform frontal width of 20 feet and a depth varying from 33 to 54 feet is allowed for each shop, there is, as may be seen from the plan, space for 48 shops in the site, in question. This site is, therefore, recommended.

It may be mentioned here that proposals have already been submitted for acquiring the properties marked blue.

The cost of acquisition including 15% statutory allowance to be awarded by the acquisition officer is estimated to be .. . Rs.12,366-0-0

The cost of filling up and raising the level of site Rs500-0-0

The cost of making roads and drains (about 625 yards) . Rs3000-0-0

Total. 15,866-0-0

To make the scheme self supporting this amount is to be realized by the sale of shop sites. This works out to Rs330 for each shop of an average area of 800 square feet or a little less than Rs4/- per square yard, which is none too high when the site is improved as above described.

Sd. J. Bhore.

Sd B.K. Garuda Char.

Sd. T. Ramachandra Rao.

Chairman, City Improvement Committee.

A P P E N D I X F.

Ems 6 and 112-14/61

Report of the Sub Committee appointed for selecting sites for locating factories, which met on 21st May 1914.

P r e s e n t.

J. Bhore Esqr., Sanitary Engineer.

B.K. Garuda Char Esqr, Municipal Councillor.

T. Ramachandra Rao Esqr, Municipal Engineer.

A b s e n t.

S.H. Lakshminarasappa Esqr.,

Resolution - The site shown in the sketch, west of the Railway premises, and north of Magadi Road, coloured green, comprising a portion of AgrahavVillage, was selected for the following reasons.-

(1) Its close proximity to the Railway Station

(2) Its situation in or near the valley, ensuring a sufficient supply of sub soil water at a reasonable depth.

(3) Facilities for good drainage.

(4) Sufficiently elevated sites for quarters of Mill Officers being available near at hand.

(5) Possibilities for extension. The area ~~is~~ now marked is about 55 acres.

Sd. J. Bhore.

" S.H. Lakshminarasappa ,

" B.K Garuda Char.

" T Ramachandra Rao.,

Chairman,

City Improvement Committee.

Appendix B.

Encl 112-14
821

Plans.

1. General index map of the City scale 6" to one mile, showing the improvements proposed for 3 years in red, and improvements for 10 years in green. Plan I.

2. Ground plan of the new general market. Plan II.

3. Plan showing the widening of the Avenue Road. Plan III.

4. Plan showing the improvements to the market square. Plan IV.

5. Plan showing the improvements to the Yelahanka gate square. Plan V.

6. Plan showing the setting back of the Fort Buttress. Plan VI.

7. Plan showing the land (mango garden) of Mothikhane Surappa to be acquired. Plan VII.

8. Plan showing the land of Mr. K.H. Ramaiya and others. Plan VIII.

9. Plan showing lands to be acquired in Ammachowdripalyam for locating the New Bamboo Bazaar. Plans IX, IX(a).

Total Plans. 9

Estimates of works to be taker in 3 years.

1. Widening of the Avenue Road, Estimate No 1
2. Construction of the New General Market Estimate No
3. Improvement to the Market square. Estimate No.3

4. Improvement to the Yelahanka gate square. Estimate No. 4.

5. Setting back of the Fort Buttress. Estimate No. 5.

6. Acquisition of land of Mr. Surappa in Chama-Rajapet. Estimate No. 6.

7. Acquisition of land of Mr. K.H. Ramaiya and others near Seshadripuram. Estimate No. 7.

8. Acquisition of land in Ammachowdripalyam for locating the new bamboo bazaar and cost of laying out. Estimate No. 8.

9. Acquisition and laying out new Extension, East of Fort Centre Road. Estimate No. 9.

10. Continuing the Kitchetty Chattram Road, through the Dharmambudi tank to the City Railway Station. Estimate No. 10.

Estimates of works to be taken up in 10 years.

11. Diagonal Road A to G. Estimate No. 11

12. Diagonal Road A to B. Estimate No. 12.

13. Diagonal Road B to C. Estimate No. 13.

14. Diagonal Road E to D. Estimate No. 14.

15. Diagonal Road B to F. Estimate No. 15.

16. Diagonal Road L to K. Estimate No. 16.

Total. 16

[redacted]

Chairman,

City Improvement Committee.

No 19/C I

OFFICE OF THE PRESIDENT MUNICIPAL COUNCIL

Bangalore City, dated 3rd August 1914. 1/
15th

Encl 1

D 15-29

Rd 112-14/8L2

From

DEWAN BAHADUR RAJA SABHA BHUSHANA
K P PUTTANNA CHETTY ESQUIRE,
Chairman, City Improvement Committee,
Bangalore

To

The Secretary to the Government of
His Highness the Maharaja of Mysore,
General and Revenue Departments,
Bangalore.

SIR,

Adverting to para 6 clause (iv) of Government Proceedings No. 6340-9/330-12-2 dated the 20th December 1913, in the matter of the amount which the Municipality might be able to provide from its own funds towards the expenditure required for the execution of the several improvements proposed by the reconstituted City Improvement Committee and in continuation of my letter No. 10/C.I. dated the 15th ultimo, I have the honor to forward herewith for the information of Government copy of a resolution passed by the City Municipal Council at their meeting on the 25th July 1914, to the effect that the Council resolve to contribute 3 lakhs of rupees towards the total expenditure involved in the three-year programme.

2. The Councillors evinced a keen interest in respect of the several improvements proposed by the Committee and unanimously voted the sum above referred to. I trust that this will meet with the approval of His Highness the Maharaja's Government.

I have the honor to be
Sir,
Your most obedient servant

Chairman,
City Improvement Committee

191

From

To

Dated

Despatched

Received

General No

No

Enclosure No.

Cust Gal 112-14/8c2

[illegible] the Standing of an Ordinary General Meeting of the Municipal Council, Bangalore, held at the Office premises at [illegible] Thursday the 18th July 1918.

Present.

[illegible]

Absent.

[illegible]

---

3 Read No 143/C.I dated the 2nd June 1914 from the Chairman of the City Improvement Committee enquiring what amount the Council will be prepared to contribute towards the several important improvements proposed for the City

The President explained the several items of work included in 3-year programme.

Resolution -

The Council fully recognise the urgent necessity for improving the City on the lines indicated by the City Improvement Committee, and in consideration of the resources at their disposal, they unanimously resolved to make a contribution amounting to three lakhs of rupees towards the total expenditure involved in the 3-year programme

(Sd) H.P. Puttanna Chetty,
Honorary President

"copy"

For Hon. President

Honorary President.

(64

Rel 112-14/813

B M 109]

No 38
Enc 2

OFFICE OF THE PRESIDENT,
MUNICIPAL COUNCIL,
BANGALORE CITY, DATED 3rd August 1914.

D 1530

FROM

DEWAN BAHADUR RAJA SABHA BHUSHANA
K P PUTTANNA CHETTY, ESQ,
Honorary President, Municipal Council,
Bangalore City

To

The Secretary to the Government of
His Highness the Maharaja of Mysore,
General and Revenue Departments,
Bangalore

SIR,

I have the honor to forward herewith for the information of Government, copies of letter No. 143/C.I. dated the 2nd June 1914 from the Chairman of the Bangalore City Improvement Committee on the subject of the contribution the Council is prepared to make towards the cost of the improvements proposed by the Committee to be executed in the City and of the Honorary President's letter No. 227 dated the 28th ultimo in reply thereto forwarding a copy of the resolution of the Municipal Council dated the 25th idem agreeing to make a contribution of three lakhs of rupees towards the total expenditure involved in the 3-year programme.

I have the honor to be
Sir,
Your most obedient servant

K P Puttanna Chetty
Honorary President.

GPS—2,000—17-3-10

191

From

To

Dated

Despatched

Received

General No.

No.

Enclosure No.

Encl to Ref 112-14/15/3

Letter No.143/C.I. dated the 2nd June 1914 from the Chairman City Improvement Committee, to the President, City Municipal Council, Bangalore.

-----oOo-----

I have the honour to forward herewith for your information a copy of resolution No.III. of the Bangalore City Improvement Committee dated the 20th ultimo, together with a copy of the list of improvements proposed to be carried out in the city within the next three years at an aggregate cost of Rs12,32,570 as detalied in the above list and to request you to be so good as to intimate for the information of Government what amount the Municipal Council would be prepared to contribute out of the Municipal Funds towards the execution of the improvements in question

2 I may add in this connection, that some of the works proposed to be carried out seem to be urgently wanted and specially, the construction of the Town-Hall and Municipal Offices, and the City General Market on an enlarged and improved style which it is understood has long been engaging the attention of the Municipal Council

(Sd) K.P. Puttanna Chetty,
C h a i r m a n

"Copy"

For Honorary President

Ewb Vol 112-14/Sd 3 (66

Letter No 227 dated the 28th July 1914 from the Honorary President, Municipal Council, Bangalore City to the Chairman, City Improvement Committee, Bangalore City.

With reference to your letter No.143/C.I. dated the 2nd June 1914, forwarding for information copy of resolution No IIf. of the Bangalore City Improvement Committee, dated the 20th May last, together with a list of improvements to be carried out in the City at an aggregate cost of Rs12,32,570 and enquiring what amount the Municipal Council would be prepared to contribute out of the Municipal Funds towards the execution of the improvement in question, I have the honour to forward herewith copy of resolution of the Municipal Council dated the 25th instant, agreeing to make a contribution of three lakhs of rupees towards the total expenditure involved in the three-year programme

(Sd) C Venkata Rao,
For Honorary President

"Copy"

For Honorary President

67

No. 38/C9 OFFICE OF THE PRESIDENT MUNICIPAL COUNCIL

Bangalore City, dated 28th August 1914.
1st September

Encls. 1

Ext 112-14 D 873
874

From

DEWAN BAHADUR RAJA SABHA BHUSHANA
K P PUTTANNA CHETTY ESQUIRE,
Chairman, City Improvement Committee,
Bangalore

To

The Secretary to the Government of
His Highness the Maharaja of Mysore,
General and Revenue Departments,
Bangalore.

SIR,

I have the honor to submit herewith for the information and orders of Government, copy of resolution 5 of the Bangalore City Improvement Committee dated the 18th instant, requesting that the scheme for continuing the Kitchetty chatram road through the Dharmambudi tank bed, as already proposed by the Committee and referred to in para 19 of my letter No. 10/C.I. dated the 15th July 1914, be taken up by Government, and the tramway from the Yelahanka gate to the City Railway Station taken along this new road so as to avoid a detour.

KPWD 1914

I have the honor to be
Sir,
Your most obedient servant,

K P Puttanna
C h a i r m a n,
City Improvement Committee

WBE

191

From

To

Dated

Despatched

Received

General No

No

Enclosure No

GPE—50,000—23-9-12

88

Proceedings of the ... City Improvement Committee held in the City Municipal Office at ... A.M., on Tuesday the 18th August 1914.

P r e s e n t.

Dewan Bahadur Raja Sabha Bhushana
K.R. Puttanna Chetty Esquire,
C h a i r m a n.

K. Krishniengar Esqr, B.A., L.C.E.,
Deputy Chief Engineer.

J. Bhore Esqr, L.C.E., A.M.I.C.E.,
Sanitary Engineer to Government.

T.G. Lakshmana Rao Esqr, L.C.E.,
President, Mysore City Municipality.

P.G. D'Souza Esqr, B.A.,B.L.,
Deputy Secretary to Government.

R. Subba Rao Esqr, M.B.C.M.,L.S.Sc.,
Health Officer.

T. Ramachandra Rao Esqr, B.A.,B.E.,
Municipal Engineer.

D.B. Ramachendra Mudaliar Esqr.,

H. Ramaiya Esqr.,

B.K. Garuda Char Esqr.,

Mandi Hariyanna Esqr.,

C. Venkata Rao Esqr, B.A.,
S e c r e t a r y.

A b s e n t.

G.H. Krumbiegel Esqr, F.R.H.S.,
Superintendent, Government Gardens.

S.H. Lakshminarasappa Esqr, B. Arch.,
Assistant Engineer.

Yejman Basappa Esqr.

---

5. The Committee understand that the laying out of the tramway in the City has been sanctioned by Government. They beg to recommend that the scheme for continuing the Kitchetty Chattram road through the Dharmambudi tank bed as already proposed by the Committee, may be taken up by Government and the tramway from the Yelahanka Gate to the City Railway Station taken along this new road so as to avoid a detour.

"C O P Y".

Sd. K P. Puttanna Chetty,
C h a i r m a n.

Secretary.

Cor No X 1145 Revenue Dept 21/95

PROCEEDINGS OF THE GOVERNMENT OF
H.H. THE MAHARAJA OF MYSORE.

Read again--

Government Order No. 6340-9/Ml. 330-12-3 dated the 20th December 1913, reconstituting the Committee for the preparation of a scheme for the improvement of the - Bangalore City and defining the business to be transacted by the Committee.

Read--

Letter No 10/C I. dated the 15th July 1914, from the Chairman, City Improvement Committee, Bangalore City, submitting the recommendations of the Committee for improving the City of Bangalore

---

Order No 1297-348 Revl 1214-13

Dated, Bangalore, the 18th August 1915--

His Highness' Government have given full consideration to the proposals for the improvement of the Bangalore City submitted by the Improvement Committee The proposals included in Appendix A seem to

to be well considered, suitable and necessary. Government desire to congratulate the Committee on taking such a broad view of the present and future needs of the City.

2. The most important project contemplated is the widening of the Avenue road. The widening is to be up to 80 feet including 10 feet side pavements with provision for a tramway and roads on either side The total cost of this project is estimated at 19 56 lakhs. and the net cost at 7.13 lakhs Government accept the recommendation of both the Improvement Committee and the Municipal Council that this is a very desirable improvement in the interests of public safety and convenience As however the project involves heavy outlay, Government defer conveying sanction to it, pending the submission of detailed estimates with proposals for financing it The President of the Municipal Council is requested to take early necessary

necessary action in that direction

3. The site chosen by the Committee for locating the new Municipal Office and Town Hall, close to the Reserve Police - Lines, and Parade Ground, does not appear to be quite central for the purpose. The most appropriate site for it seems to be near the market opposite the Doddanna -- Hall and it might be provided by acquiring a few houses in the Bamboo Bazaar close to the Hall With such conspicuous buildings as the New Market, the Victoria Hospital, the Power Station and the Doddanna Hall, the Town Hall, when built in this neighbourhood will lend artistic effect and distinction to the locality

Flag C

4 Items Nos 6, 8 and 9 of the - improvements mentioned in Appendix A, are of a minor character and, as they are works of ordinary Municipal improvements, may be carried out by the Municipal Council from Municipal funds

5. With these modifications, th

the proposals of the Improvement Committee are approved.

6. In addition to the improvements suggested by the Committee, rough outlines of a complete scheme of drainage for the Old City involving an expenditure of -- Rs.10 lakhs have been prepared by the -- Sanitary Engineer and the scheme is being separately dealt with The total net - outlay on the new improvement scheme and the drainage scheme together after deducting the cost of the three minor items 6, 8, and 9 referred to in paragraph 4 above will amount to Rs 24 07 lakhs.

7 The question of financing these schemes presents some difficulties The expenditure to be incurred is very heavy, and all that the Municipal Council, who are most interested in the execution of the proposals, offer to contribute is only Rupees three lakhs which is less than one eighth of the total net outlay Works

Works of such magnitude and importance are usually carried out mainly at the cost of the Cities concerned. But in view of the fact that the City Improvement Committee with the co-operation of the leaders of the public, have taken the initiative and shown a genuine desire to improve the City, Government are prepared to give substantial assistance to the Bangalore City Municipal Council in carrying out the works.

8. Government are willing to contribute two-thirds of the cost of the City Improvement Scheme and one-half of that of the drainage works if the Municipal Council arrange to bear the remainder On this understanding, Government are prepared to sanction from State Funds an expenditure of three lakhs per annum for the next five years including the present contribution

9 The President of the City Municipal Council is requested to submit detailed proposals for financing the schemes and -

and indicate for the consideration of - Government the order in which and the - agency by which it is proposed to execute the works Should any delay be apprehended in submitting a complete scheme for widening the Avenue Road, the detailed estimates for the remaining proposals may be sent up separately at once and the -- Avenue road scheme may follow.

10. The Committee's proposals include certain less urgent schemes, as - outlined in Appendix B, to be taken up - within the next ten years These schemes may be further investigated and developed and kept in view till the Municipality is financially in a position to carry them out

Flag A

Print

23/5/15

For Secretary to Govt
General and Revenue Departments.
21/5/15

To
The Chairman, Bangalore City Improvement Committee
The President, Bangalore City Municipal Council
The Comptroller, Mysore Government (Through Branch II)
The Heads of Departments

APPENDIX A

Rough Estimate of the Cost of Improvements in Bangalore City to be taken up during the first three years as revised in the City Improvement Committee's meeting of the 7th June 1914.

- - - - - - -

Item No	Name of improvement	Total cost	Net cost
		Rs.	Rs.
1.	Construction of General Market	2,50,000	2,50,000
2	Town Hall and Municipal Office	2,00,000	2,00,000
3	Widening Avenue road	19,56,944	7,13,500
4	Improvement and laying out of the Market square	1,66,674	1,66,674
5.	Improvement of Yelahanka gate square	10,237	10,237
6.	Setting back the Fort Buttress	4,500	4,500
7.	New extention east of Fort centre road	1,57,708	
8.	Acquisition of Mango tope of M Surappa	7,100	
9	Acquisition of K H Ramaiya's land, etc near Seshadri-puram	4,700	4,700
10	Shifting of Bamboo Bazaar	15,900	6,000
11	Continuing the Kitchetty Chattram Road to City Railway Station	44,070	44,070
12	Girdle road, through Sunnakal Farm	24,000	24,000
	Total	28,41,833	14,23,681

Government of His Highness the Maharaja of Mysore.

GENERAL AND REVENUE DEPARTMENTS

G.O. No. 1297-347—Ml. 112-14-13, dated 13th August 1915

Improvement of the Bangalore City

Approves with certain modifications the recommendations of the Bangalore City Improvement Committee

W L M S-GPD—21-3 15 2-0

No 1297 347—Ml 112-14-13, dated 13th August 1915

PROCEEDINGS OF THE GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

GENERAL AND REVENUE DEPARTMENTS

Read again —

Government Order No 6340 9 —Ml 330 12 3 dated the 20th December 1913 reconstituting the Committee for the preparation of a scheme for the improvement of the Bangalore City and defining the business to be transacted by the Committee

Read—

Letter No 10—C I dated the 15th July 1914 from the Chairman City Improvement Committee Bangalore City submitting the recommendations of the Committee for improving the City of Bangalore

Order No 1297-347—Ml 112-14 13, dated 13th August 1915

His Highness' Government have given full consideration to the proposals for the improvement of the Bangalore City submitted by the Improvement Committee The proposals included in Appendix A seem to be well considered, suitable and necessary Government desire to congratulate the Committee on taking such a broad view of the present and future needs of the City

2 The most important project contemplated is the widening of the Avenue road The widening is to be up to 80 feet including 10 feet side pavements with provision for a tramway and roads on either side The total cost of this project is estimated at 19 56 lakhs and the net cost at 7 13 lakhs. Government accept the recommendation of both the Improvement Committee and the Municipal Council that this is a very desirable improvement in the interests of public safety and convenience As however the project involves heavy outlay, Government defer conveying sanction to it, pending the submission of detailed estimates with proposals for financing it The President of the Municipal Council is requested to take early necessary action in that direction

3 The site chosen by the Committee for locating the new Municipal Office and Town Hall close to the Reserve Police Lines and Parade Ground, does not appear to be quite central for the purpose The most appropriate site for it seems to be near the market opposite the Doddanna Hall and it might be provided by acquiring a few houses in the Bamboo Bazar close to the Hall With such conspicuous buildings as the New Market, the Victoria Hospital, the Power Station and the Doddanna Hall, the Town Hall, when built in this neighbourhood, will lend artistic effect and distinction to the locality

4 Items Nos 6, 8 and 9 of the improvements mentioned in Appendix A, are of a minor character and, as they are works of ordinary Municipal improvements, may be carried out by the Municipal Council from Municipal Funds

5 With these modifications, the proposals of the Improvement Committee are approved

6 In addition to the improvements suggested by the Committee, rough outlines of a complete scheme of drainage for the old city involving an expenditure of Rs 10 lakhs have been prepared by the Sanitary Engineer and the scheme is being separately dealt with The total net outlay on the new improvement scheme and the drainage scheme together after deducting the cost of the three minor items, 6, 8 and 9 referred to in paragraph 4 above will amount to Rs 21 07 lakhs

7 The question of financing these schemes presents some difficulties The expenditure to be incurred is very heavy, and all that the Municipal Council, who are most interested in the execution of the proposals, offer to contribute is only Rupees three lakhs which is less than one eighth of the total net outlay Works

No 1297 347 —ML 11°-11-13, DATED 13TH AUGUST 1915

of such magnitude and importance are usually carried out mainly at the cost of the cities concerned But in view of the fact that the City Improvement Committee with the co operation of the leaders of the public, have taken the initiative and shown a genuine desire to improve the City, Government are prepared to give substantial assistance to the Bangalore City Municipal Council in carrying out these works

8 Government are willing to contribute two thirds of the cost of the City Improvement Scheme and one half of that of the drainage works if the Municipal Council arrange to bear the remainder On this understanding, Government are prepared to sanction from State Funds an expenditure of three lakhs per annum for the next five years including the present contribution

9 The President of the City Municipal Council is requested to submit detailed proposals for financing the schemes and indicate for the consideration of Government the order in which and the agency by which it is proposed to execute the works Should any delay be apprehended in submitting a complete scheme for widening the Avenue road, the detailed estimates for the remaining proposals may be sent up separately at once and the Avenue road scheme may follow

10 The Committee's proposals include certain less urgent schemes, as outlined in Appendix B, to be taken up within the next ten years These schemes may be further investigated and developed and kept in view till the Municipality is financially in a position to carry them out

V R THYAGARAJA IYER
Secy to Govt, Rev Dept

To—The Chairman, Bangalore City Improvement Committee
The President, Bangalore City Municipal Council
The Controller, Mysore Government (through Branch II)
The Heads of Departments

Exd — c R

APPENDIX A

Rough estimate of the cost of improvements in Bangalore City to be taken up during the first three years, as revised in the City Improvement Committee's meeting of the 7th June 1914

Item No	Name of improvement	Total cost	Net cost
		Rs	Rs
1	Construction of General Market	2 50 000	2 50 000
2	Town Hall and Municipal Office	2 00 000	2 00 000
3	Widening Avenue road	19 56 944	7 13 000
4	Improvement and laying out of the Market square	1 66 674	1 66 674
5	Improvement of Yelahanka gate square	10 237	10 237
6	Setting back the Fort Buttress	4 500	4 500
7	New [illegible] on east of Fort Centre road	1 57 708	
8	Acquisition of Mango tope of M Basappa	7 100	
9	[illegible]		
10	[illegible]	4 700	4 700
11	[illegible]	15 000	6 000
12	[illegible]	44 070	44 070
	[illegible]	24 000	000
		[illegible]	[illegible]

No 1297-347—ML 112-14-13, DATED 13TH AUGUST 1915

APPENDIX B

Works proposed for ten years

Item No	Name of improvement	Estimate amount	Remarks
	New Diagonal Roads	Rs	
I	(1) From the market square to the junction of Taluk Cutcherry road and Sunkalpet road	2,38,140	
	(2) From the market square to the junction of Taluk Cutcherry road with Arcot Srinivasacharlu s street	1 00 134	
	(3) From the junction of the Arcot Srinivasacharlu s street and Taluk Cutcherry road to the junction of Balepet and Hospital roads near Upparpet Police Station	1 51,998	
	(4) From the junction of Mysore road and Arlepet road near Barr Lines to the junction of the Kengen bagal road and Arcot Srinivasacharlu s street	1 32 235	
	(5) From the junction of the Taluk Cutcherry road and Arcot Srinivasacharlu s street to the Yelahanka gate	2,00 755	
	(6) From the junction of the Taluk Cutcherry and Akkipet roads to the junction of Arlepet road and Railway road near Subbachetty chattram	1,08,780	
	(7) Continuation of Subbachetty Puranappa s lane to the District Office road		(*N B* —The estimate for the remaining works are not ready)
	(8) Producing the west road of Dharmambudhi tank northwards to meet the Sampige road of Malleswaram ..		
II	*Girdle or Circular roads*		
	(1) From south end of Kempambudi tank to the Bull Temple road going north of Gavipur and north of Sunkena halli and from north end of the tank bund to join the 9th cross road of Chamrajpet road		
	(2) A road from the Residency Park to the Race Course road to meet it at the low level reservoir		
	(3) A road from the eastern corner of the Lal Bagh round the Lal Bagh compound on the east over the Lal Bagh tank bund to join the north road of Basavangudi Extension		
III	*Other Roads*		
	(1) Continuing of Fort A cross road opposite to Fort Police Station to join the Hosur road near Kalasipalyam		
	(2) From the Cenotaph to the east road of Basavangudi Extension through Gangammacherry		
IV	(i) Widening of Chickpet road		
	(ii) Arlepet road		
V	Provision of sites for open spaces Parks and Children s Play grounds		
	(1) Converting northern half of Dharmambudi tank into a park		
	(2) Converting the bed of Karanji tank into a park		
VI	Improvement of the area on either side of City Main Drain now occupied by Tiglars Gardens		
VII	Providing sites for Factories		
VIII	Sites for Hostels		
	(1) Sanskrit Hostel and (2) Mahratta Hostel		
IX	Construction of Septic tanks and opening a sewage farm below Jakarayankere for the combined sewage scheme of Malleswaram and Seshadripuram		
X	(*a*) Providing swimming bath in the Lal Bagh tank		
	(*b*) Swimming bath in the Kempambudhi tank		
XI	Providing a bathing ghat at the Kempambudi tank		
XII	Improvement of the Slaughterhouse		